APPROVAL OF CITY PLANNER APPROVAL OF THE CITY ENGINEER CHAIRMAN OF PLANNING & ZONING COMMISSION I. PAUL KASPAR, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY , MARTIN ZIMMERMANN, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED I. SCOTT HICKLE, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND THE CITY OF BRYAN AND WAS APPROVED ON THE ______ DAY OF _____, 2015. FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____ DAY OF _____, 2015 AND SAME WAS DULY APPROVED ON THE ___ DAY OF _____, 2015_____ BY SAID COMMISSION. CITY ENGINEER, BRYAN, TEXAS CITY PLANNER, BRYAN, TEXAS CHAIR, PLANNING & ZONING COMMISSION BRYAN, TEXAS METES & BOUNDS DESCRIPTION 8" SANITARY SEWER R=299.97' R=299.97¹ 1/2 INCH IRON ROD FOUND SCHOOL L=166.30' L=166.30' BEARS N39°53'07"W 0.14' Delta=31°45'48" Delta=31°45'48" -----SET 1 / 2 INCH IRON ROD (TYPICAL) T=85.35' T=85.35' CHD BRG=N38°35' CHD BRG=N38°35' CHD=164.17' CHD=164.17' SANITARY SEWER MANHOLE 1/2 INCH IRON ROD FOUND VARIABLE WIDTH BEARS: S32°34'00"E 0.21" ¹2 Story Brick &≺ PUBLIC UTILITY EASEMENT ⇒ S 06°52'55" W 38.48' = S 06°52'55" W 38.48' 1/2" IRON ROD FOUND— **DETENTION BASIN DETENTION BASIN** R=25.00' R=25.00' L=37.67' L=37.67' Delta=86°19'40" Delta=86°19'40" T=23.45' T=23.45' CHD BRG=S11°18'16"W CHD BRG=S11°18'16"W ݢ— S 84°41'50" W 43.27' S 84°41′50″ W 43.27′ CHD=34.20' CHD=34.20' BOONEVILLE —S 05°18'10" E 50.00' == \$ 05°18'10" E 50.00' — S 36°32'10" E 57.86¹ --- S 36°32'10" E 57.86' UTILITY VAULT— 2 STORY BRICK & -GREEN HOUSE STUCCO HOUSE 1/2 INCH IRON ROD FOUND-25' ACCESS ESM'T. 12" WATERLINE **AUSTIN'S COLONY 1.31 ACRE** -STORAGE BUILDING DEDICATED DETENTION FACILITY -TELEPHONE PEDESTAL AS DEDICATED BY PLAT OF **AUSTIN'S COLONY PHASE ONE** -SANITARY SEWER MANHOLE 28.16 ACRES 2070/109 -TRANSFORMER SET 1/2 INCH WATER METER-IRON ROD-AUSTIN'S COLONY 1.31 ACRE ELECTRICAL BOX (TYPICAL) DEDICATED DETENTION FACILITY & PEDESTAL AS DEDICATED BY PLAT OF **AUSTIN'S COLONY PHASE ONE** 28.16 ACRES 2070/109 STATE OF TEXAS COUNTY OF BRAZOS **LEGEND** -TREE LINE I, KAREN MCQUEEN, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR SANITARY SEWER MANHOLE EXISTING CONTOURS RECORD IN MY OFFICE THE ______ DAY OF _____, 2015, IN THE OFFICIAL SANITARY SEWER CLEANOUT (CO) • RECORDS OF BRAZOS COUNTY IN VOLUME ______, PAGE ______. WATER METER -1/2 INCH IRON ROD FOUND LIGHT POLE **GENERAL NOTES:** STATE OF TEXAS **ELECTRICAL BOX** COUNTY OF BRAZOS ELECTRICAL TRANSFORMER COUNTY CLERK BRAZOS COUNTY, TEXAS TELEPHONE PEDESTAL BASIS OF BEARING IS GRID NORTH FROM CITY OF BRYAN ESTABLISHED FROM GPS OBSERVATION. I, BRAD KERR, REGISTERED PUBLIC SURVEYOR NO. 4502 IN THE STATE OF TEXAS, HEREBY WOOD FENCE SETBACK LINES WILL COMPLY WITH CITY ORDINANCE. CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL CONCRETE S 35°08'58" W SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE = S 35°08'58" W ALL LENGTHS ALONG CURVES ARE CHORD DISTANCES. WOOD DECKING WATER METER-56.12' NO PORTION OF ALL LOTS ARE IN THE 100-YEAR FLOODPLAIN PER FIRM MAP 480441CO 215F. PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS BRICK BACK OF CURB-REVISED APRIL 2, 2014. DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM. CoB GPS #32 AUSTIN'S COLONY PARKWAY IS CLASSIFIED AS A MINOR ARTERIAL STREET ON BRYAN'S S 44°59'42" E S 44°59'42" E 1321.98' 1321,98' THOROUGHFARE PLAN. ALL LOTS IN THIS SUBDIVISION SHALL THEREFORE HAVE ADEQUATE REPLAT MANEUVERING SPACE (E.G., A HAMMERHEAD-TYPE DRIVEWAY), SO VEHICLES WILL NOT BE ORIGINAL PLAT REGISTERED PUBLIC LAND SURVEYOR ALLOWED TO BACK DIRECTLY INTO ADJACENT STREETS, PURSUANT TO BRYAN CODE OF ORDINANCES SECTION 62-296(A)(7). 6.) 1 / 2 - INCH IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED. STATE OF TEXAS STATE OF TEXAS STATE OF TEXAS COUNTY OF BRAZOS COUNTY OF BRAZOS **COUNTY OF BRAZOS** REPLAT I JAMES A. BURDA, THE OWNER OF LOT 3 BLOCK 2 OF THE LAND SHOWN ON THIS PLAT, BEING I MARK J. CARRABBA, THE OWNER OF LOT 1 BLOCK 2 OF THE LAND SHOWN ON THIS PLAT, I MARCUS W. RAMIREZ, THE OWNER OF LOT 2 BLOCK 2 OF THE LAND SHOWN ON THIS PLAT PART OF THE AUSTIN'S COLONY SUBDIVISION PHASE 6 AS CONVEYED TO ME IN THE DEEDS BEING PART OF THE AUSTIN'S COLONY SUBDIVISION PHASE 6 AS CONVEYED TO ME IN THE BEING PART OF THE AUSTIN'S COLONY SUBDIVISION PHASE 6 AS CONVEYED TO ME IN THE RECORDS OF BRAZOS COUNTY IN VOLUME 11292 PAGE 291, AND WHOSE NAME IS DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 3718, PAGE 195, AND WHOSE NAME IS DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 8909, PAGE 42, AND WHOSE NAME IS AUSTIN'S COLONY PHASE 6 SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED. FOR THE PURPOSES IDENTIFIED. FOR THE PURPOSES IDENTIFIED. BLOCK TWO LOTS 1-3 JAMES A. BURDA MARK J. CARRABBA, VICE PRESIDENT MARCUS W. RAMIREZ CARRABBA INTERESTS 1.560 ACRES STATE OF TEXAS COUNTY OF BRAZOS STATE OF TEXAS STATE OF TEXAS JOHN AUSTIN SURVEY, A-2 **COUNTY OF BRAZOS COUNTY OF BRAZOS** BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK J. CARRABBA, V.P., KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK J. BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARK J. BRYAN, BRAZOS COUNTY, TEXAS TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED CARRABBA, V.P., KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED CARRABBA, V.P., KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED THE SAME FOR THE PURPOSE STATED. TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED. THE SAME FOR THE PURPOSE STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF _____, 2015. SCALE: 1"=50' JANUARY, 2015 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF _____, 2015. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF _____, 2015. NOTARY PUBLIC, BRAZOS COUNTY, TEXA S OWNER AND DEVELOPER: SURVEYOR PREPARED BY: NOTARY PUBLIC, BRAZOS COUNTY, TEXA S NOTARY PUBLIC, BRAZOS COUNTY, TEXA S_____ MARK J. CARRABBA, VICE PRESIDENT MICHAEL G. HESTER, P.E. BRAD KERR, R.P.L.S. CARRABBA INTERESTS **HESTER ENGINEERING COMPANY #3476**

KERR SURVEYING COMPANY

409 N. TEXAS AVENUE

BRYAN, TEXAS 77803

979-269-3195

4104 HWY 21 EAST

BRYAN, TEXAS 77802

979-778-8850

7607 EASTMARK DRIVE, SUITE 253-B

COLLEGE STATION, TEXAS 77840

979-693-1100 mhester@hester-engr.com